



APPLICATION FOR SUBDIVISION APPROVAL OF AGRICULTURAL LAND

Land Planning Branch
 Department of Energy, Mines and Resources
 Box 2703 (K-320LP), Whitehorse, Yukon Y1A 2C6
 Phone: 867-667-3515 • Email: landplanning@gov.yk.ca

Department use only

Application/file no.	Quad/location
Date received	Due date
Municipality or jurisdiction	

General information

Name of registered owner of lands Robert & Cora Coates BILL DRURY	Email	Phone,
Address	City/town	Terr./prov. Postal code
Name of registered co-owner of lands CIRCLE J RANCH (YUKON)	Email	Phone
Address	City/town	Terr./prov. Postal code
Name of person or agent authorized to act on owner(s) behalf BILL DRURY	Email	Phone
Address	City/town	Terr./prov. Postal code

General location of application land/project
 KM 1461, ALASKA HIGHWAY

Legal description of lands included in this application

Lot number(s)	Block/group/quad	Subdivision/area	CLSR plan #	LTO plan #
1078	QUAD 105D/13		PLAN 2011-0074	TITLE: 2011Y0656

Civic address of lands included in this application (if applicable) City/town/community

Project information

Existing use(s) of the application lands	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other: _____
Existing use(s) of adjacent lands	<input type="checkbox"/> Residential <input type="checkbox"/> Rural residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Utility <input type="checkbox"/> Other: <u>AGRICULTURE</u>
Proposed use(s) of the application lands	<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Public/road <input type="checkbox"/> Other: _____
General nature of subdivision request	<input checked="" type="checkbox"/> Division of existing parcel, to create an agricultural homesite parcel. <input type="checkbox"/> Other: _____
Have you been the owner of the subject property for 10 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this property your principal residence?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Explain why you wish to subdivide this land, for what purpose the land will be used and the expected development time frame. (Attach separate sheet if necessary.)

WE WILL CREATE AN AGRICULTURE HOMESITE PARCEL FOR SALE FOR NEW ENTRANTS IN AGRICULTURE.

Services

Existing/proposed provision for drinking water

WATER DELIVERY

Existing/proposed provision for sewage treatment/disposal

OUTHOUSE

Existing/proposed provision for disposal of garbage/solid waste

HAUL TO LANDFILL

Existing/proposed provision for electricity

IN PLACE

Existing/proposed provision for telephone, other utilities, etc.

N/A

Are there any overhead or underground utilities located within or adjacent to the application area? Yes No
If yes, are the application lands subject to any existing easements? NO

Is application area presently served by an established fire department? Yes No
If yes, give name/location of fire department.

IBEX VOLUNTEER FIRE DEPARTMENT

Location of and distance to nearest school and school bus route (where applicable)

HIDDEN VALLEY. BUS ROUTE ON ALASKA HWY.

Existing/proposed provision parks, open space or other recreational amenities

Access

Existing/proposed provision for vehicle access to site. (Will any new access be required, connecting to an existing public road or highway?)

NO

Will new road be surveyed and constructed as part of this subdivision proposal? Yes No
If yes, fully explain the nature of the access, and if/how other users of access might be affected.

Improvements/structures

Are there any existing improvements located on the application area (buildings, fences, septic fields, wells, gardens etc)? **If yes**, is the applicant the sole owner of these improvements? Yes No

Does the subdivision layout respect the location of any permanent structures?

THE APPLICANT IS THE SOLE OWNER OF THE IMPROVEMENTS.
THE SUBDIVISION LAYOUT RESPECTS THE LOCATION OF THE PERMANENT STRUCTURES.

Site characteristics

Soils (sand, gravel, clay, silt, peat, etc.)

SILT

Vegetation (spruce, pine, poplar, willow, clear, etc.)

POPLAR + WILLOW

Topography (flat, steep, rolling, etc.)

SLIGHTLY ROLLING

Water courses and site drainage (rivers, streams, lakes, ponds, drainage ditches within or adjacent to application area)

SMALL CREEK ON THE EAST

Any known significant historical or heritage features on or near this site

No

Any known significant fish or wildlife habitat on or near this site

No

Land use planning and zoning

Community Land Planning may provide assistance if current zoning information is not known. Call 867-667-8945

Current zoning of application lands

No zoning Agricultural Other: _____

Name of applicable zoning bylaw or regulation: IBEX VALLEY REGS

Current planning designation of application lands

No zoning Agricultural Other: _____

Name of applicable community or local area plan: IBEX HAMLET

Submittal information

Required additional information – the following information must be submitted with all applications

Sketch plan – Provide 3 copies of a sketch plan, drawn at a legible scale, showing the scheme of the proposed parcel configuration. Including the following information:

- Title block (giving description of application lands)
- Arrow indicating North
- Drawing scale
- Existing lot numbers of any adjacent lands
- Configuration/location of proposed (and adjacent existing) parcels of land
- Dimensions and bearings for all proposed and existing lot lines

continued...

- Roads, trails, pathways located on or near the application area
- Water bodies, drainage courses located on or near the application area
- Location of existing or proposed improvements on or near the application area
- Existing or proposed utilities (electrical, water, sewer etc.)
- Signature block for endorsement of subdivision approving officer
- Signature Block for endorsement of Commissioner of Yukon

Ownership/title

- Copy of certificate of title
- Copy of any caveats or encumbrances registered against the title

Proof of property taxes paid

- Written verification from the appropriate taxing authority that all property taxes have been paid on the lot(s).

Additional information – the following information must be submitted, depending on the nature of request.

Depending on the nature, magnitude or location of any given application, an applicant may be required to undertake and provide further studies or assessments. This may include, but is not limited to such things as: environmental impact assessments, fisheries studies, geotechnical investigations, further public consultation, etc.

If the application is within the boundaries of a municipality, provide written confirmation from that municipality that either:

- the proposed use **is** in compliance with existing planning and zoning schemes, **or**
- the proposed use **is not** currently in compliance with existing planning or zoning, but will be considered through an established public zoning/planning amendment process.

Development requirements: subdivision applications may include conditions requiring certain work to be performed.

- In some cases, public infrastructure included in subdivisions will be transferred and become the responsibility of the government or municipality. This includes such things as roads, streets, parks, public utility lots, water and sewer services, etc.. To ensure that subdivisions are developed to accepted standards, there may be a requirement for a development agreement to be entered into between the parties. This development agreement may include the provision for the applicant to post performance security.

If the application has an agent include:

- a document signed by the registered owner(s) of land(s) authorizing the listed agent to act on their behalf.

Applicant/owner consent

I/we certify that I am/we are the registered owner(s) of the land described in this application.

I/we certify that the subject property is my/our principal residence.

I/we certify that all of the submitted information is true and correct to the best of my knowledge and belief.

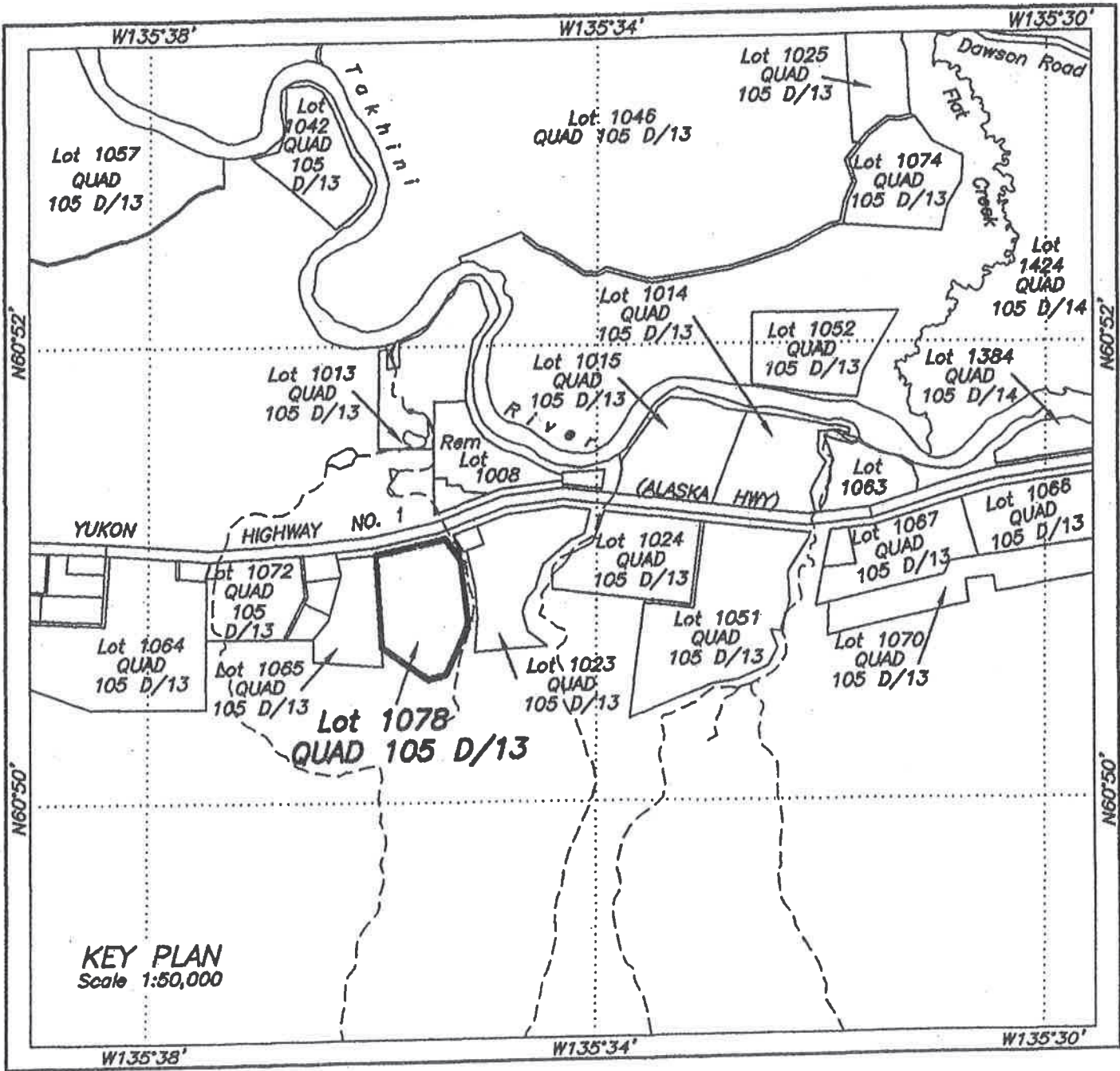
I/we understand that any misrepresentation of submitted data may invalidate any approval of this application.

Signature: _____

Date: APRIL 13, 2021

Signature: _____

Date: _____



362

2
→

9220 8128P

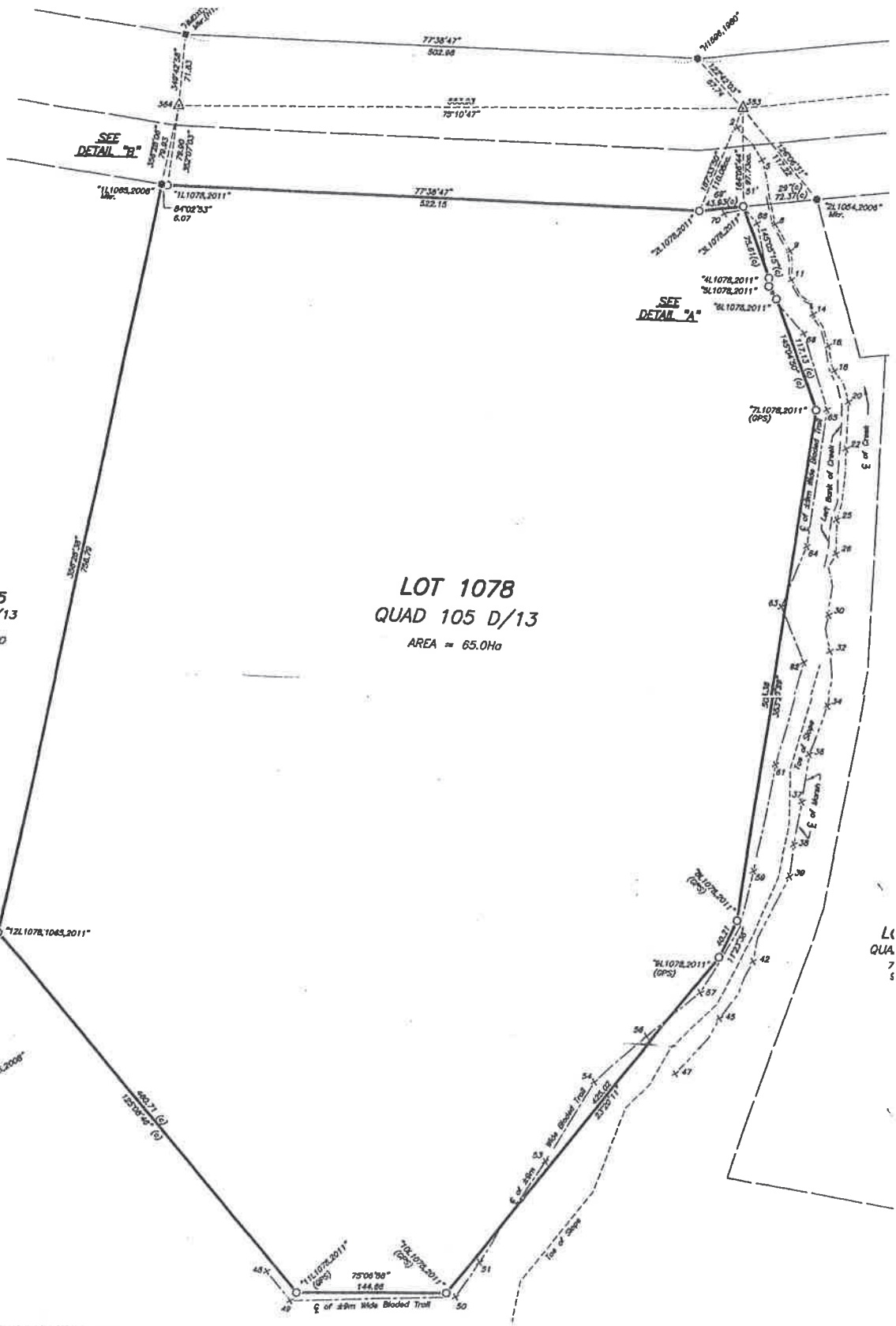
LOT 1065
QUAD 105 D/13
98273 CLSR
2008-0125 LTO

LOT 1078
QUAD 105 D/13
AREA = 65.0Ha

L1
QUA
7
5

 UNDERHILL GEOMATICS LTD.
PROFESSIONAL LAND SURVEYORS
WHITEHORSE, YUKON
Job: 10172 F.B. 560 P.104-111 IN FILE

D11-011





ALASKA HWY



Perimeter Road

3,918 ft. Power line and poles

Creek

Area

654,535 ft²

SIGNATURE:



ALASKA HIGHWAY

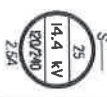
Clearance Measurement: _____
 Conductor: _____
 Temperature: _____

SET 45FT/CL.5 POLE
 INSTALL 2 X 6m D.E. ANCHOR

#1

2 X 1/0 ACSR

Clearance Measurement: _____
 Conductor: _____
 Temperature: _____



SET 35FT/CL.5 POLE
 INSTALL 4m D.E. ANCHOR
 INSTALL 200A FARM SERVICE

#3

SET 45FT/CL.3 POLE
 INSTALL 4m D.E. ANCHOR
 INSTALL 25 KVA XMER

#2

LOT 1078

SALVAGE ANCHOR

2 X 1/0 ACSR



24735
 400/3/10

2 X 44 ACSR



24736
 40FT/CL.3
 100791-73356

AS BUILT RECORD
 No Changes
 Changes shown in red
 Crew Lead: _____
 (print & sign)
 Date: _____

PERMIT TO PRACTICE
 Signature _____
 Date _____
 PERMIT NUMBER: PP070
 Association of Professional Engineer
 of Yukon

Project No. 1019427	Project/Customer: Drury Barbara	Service Area: Whitehorse
Project Lead: K. McKinnon	Location: Lot 1078, Ibeex Valley, Alaska Highway	Staker: _____
Drawing scale: 1:1000	Revision: A Issued For Construction Sep. 27, 2019	Approved: _____
		Date: _____

ATCO Electric
 YUKON